Knysna Municipality

KNYSNA MUNISIPALITEIT PLAN No 2025/50659

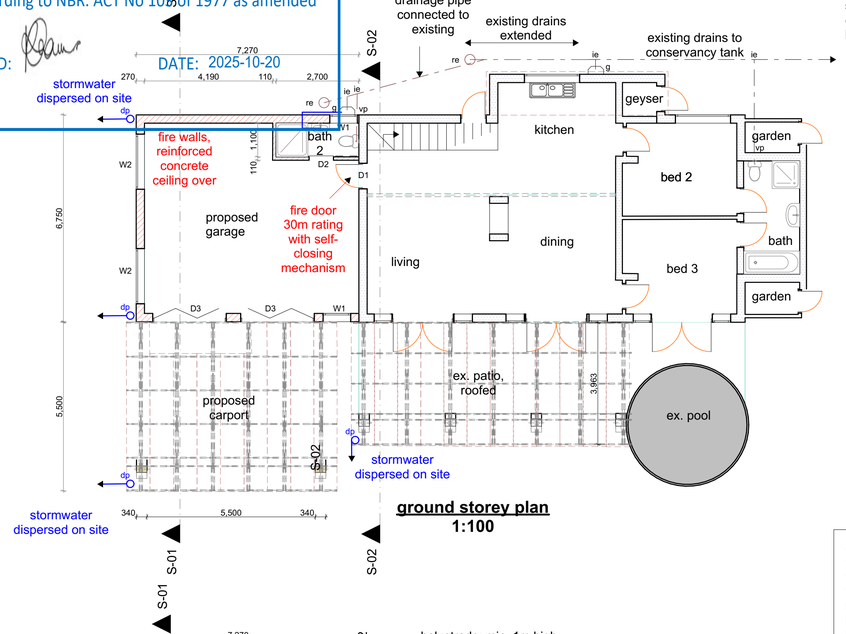
GOEDGEKEUR/APPROVED

Volgens die NBR. WET No 103 van 1977 soos gewysig

According to NBR. ACT No 103 of 1977 as amended

SIGNED:

DATE: 2025-10-20

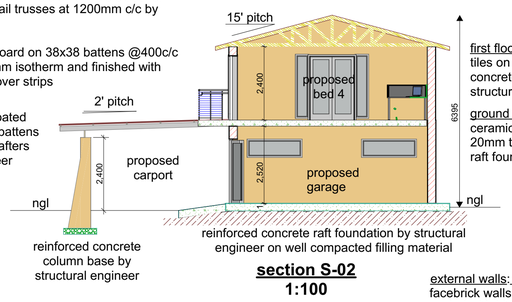


ground storey plan
1:100

roof: zinc coated sheeting to match existing on 38x50 battens @1200mm c/c on double sided foil insulation on gangnail trusses at 1200mm c/c by specialist

ceiling: 6mm rhinoboard on 38x38 battens @400c/c insulated with 135mm isotherm and finished with cove cornice and cover strips

carport roof: zinc coated sheeting on 38x50 battens @1200mm c/c on rafters by structural engineer



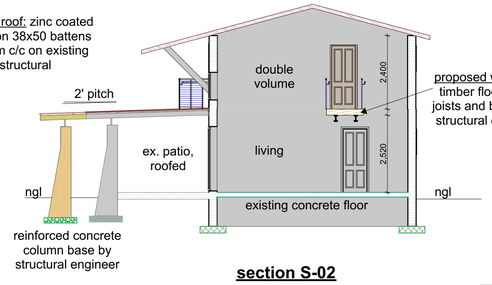
section S-02
1:100

first floor: ceramic tiles on reinforced concrete slab by structural engineer

ground floor: ceramic tiles on 20mm topping on raft foundation

external walls: 270mm cavity, facebrick walls with inner skin sealed with bitumen or similar

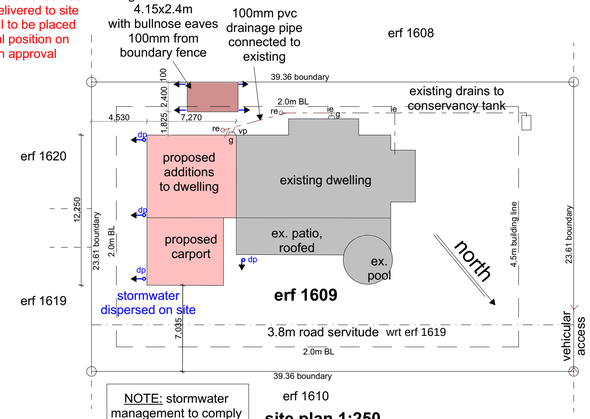
new patio roof: zinc coated sheeting on 38x50 battens @1200mm c/c on existing rafters by structural engineer



section S-02
1:100

proposed walkway: timber flooring on joists and beams by structural engineer

note: garden shed has been delivered to site and will to be placed in final position on plan approval



NOTE: stormwater management to comply with SANS10400 Part R

site plan 1:250

no municipal infrastructure or street furniture affected

building lines zoning scheme:
street - 4.5m
lateral - 2.0m
title deed:
none

All work to comply with the National Building Regulations SANS10400 and applicable codes

structural compliance by registered engineer

coverage = 22.9%	
site	929m2
existing dwelling ground storey	101.4m2
existing open patio ground storey	31.2m2
existing dwelling first storey	85.1m2
existing open patios first storey	10.9m2
existing footprint	**101.4m2**
proposed garage ground storey	49m2
proposed roof over existing patio	31.2m2
proposed dwelling first storey	49m2
proposed open patios first storey	6.6m2
proposed carport	31.6m2
total additions	**167.4m2**
total footprint	**213.2m2**

window and door schedule:

W1	3x 900x900 aluminium
W2	2x 1800x600 aluminium
W3	1x 1500x1200 aluminium
D1	1x hardwood fire door (30min. fire rating)
D2	2x hollwcore sliding
D3	2x 2.4m stackaway aluminium
D4	2x hollowcore hinged
D5	2x1.5m french & 450mm S/L aluminium

safty glass in D3 and D5

NOTE: all glazing to comply with SANS10400 Part N

SANS10400XA requirements:

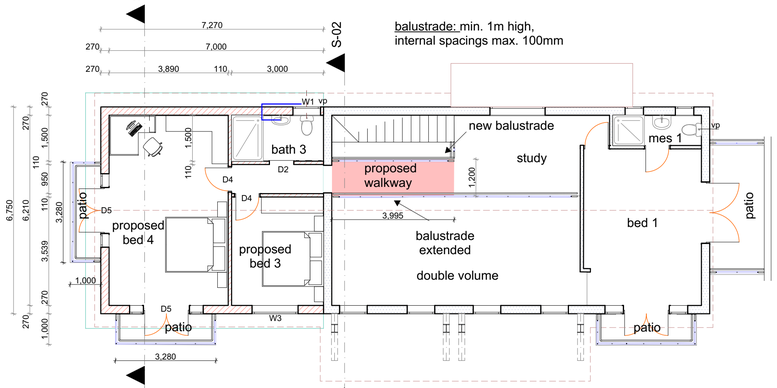
roof: required r = 3.7

radenshield double sided foil	r=0.77
air space	r=0.03
135mm isotherm	r=3.14

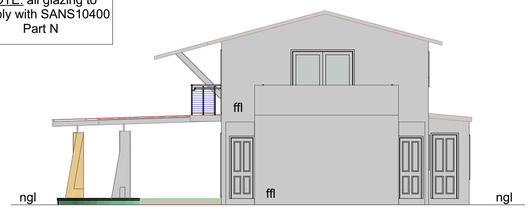
total r = 3.94 > 3.7 therefore complies

glazing:
20% floor area (first storey 49m2) =9.8m2
actual glazing = 8.91m2 therefore complies

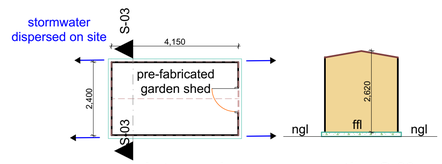
balustrade: min. 1m high, internal spacings max. 100mm



first storey plan
1:100



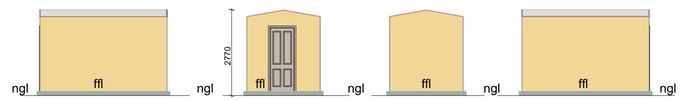
south-west elevation
1:100



ground storey plan
1:100

section S-03
1:100

pre-fabricated garden shed:
roof and walls - AZ150 sheeting on concrete block base on well compacted material

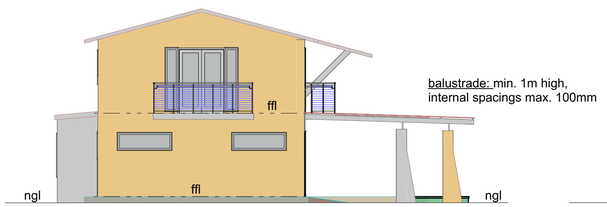


n-w elevation
1:100

s-w elevation
1:100

s-e elevation
1:100

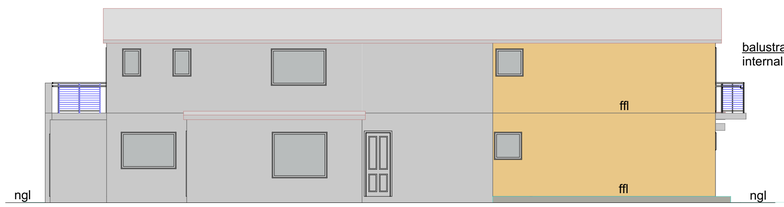
n-e elevation
1:100



balustrade: min. 1m high, internal spacings max. 100mm

south-east elevation
1:100

north-east elevation
1:100



balustrade: min. 1m high, internal spacings max. 100mm

north-west elevation
1:100

owner:

revised 11 August 2025

1/1
A1

Proposed Dwelling on Erf 1609, 21 Andries Pretorius Street, The Island, Sedgefield for Fraser Family Trust

Drawn: L. Moll ph: 079 8545 014
coastalplansza@gmail.com
SACAP Reg. D1451

4 Viooltjie Str
Kleinkranz
6560

COASTAL PLANS